

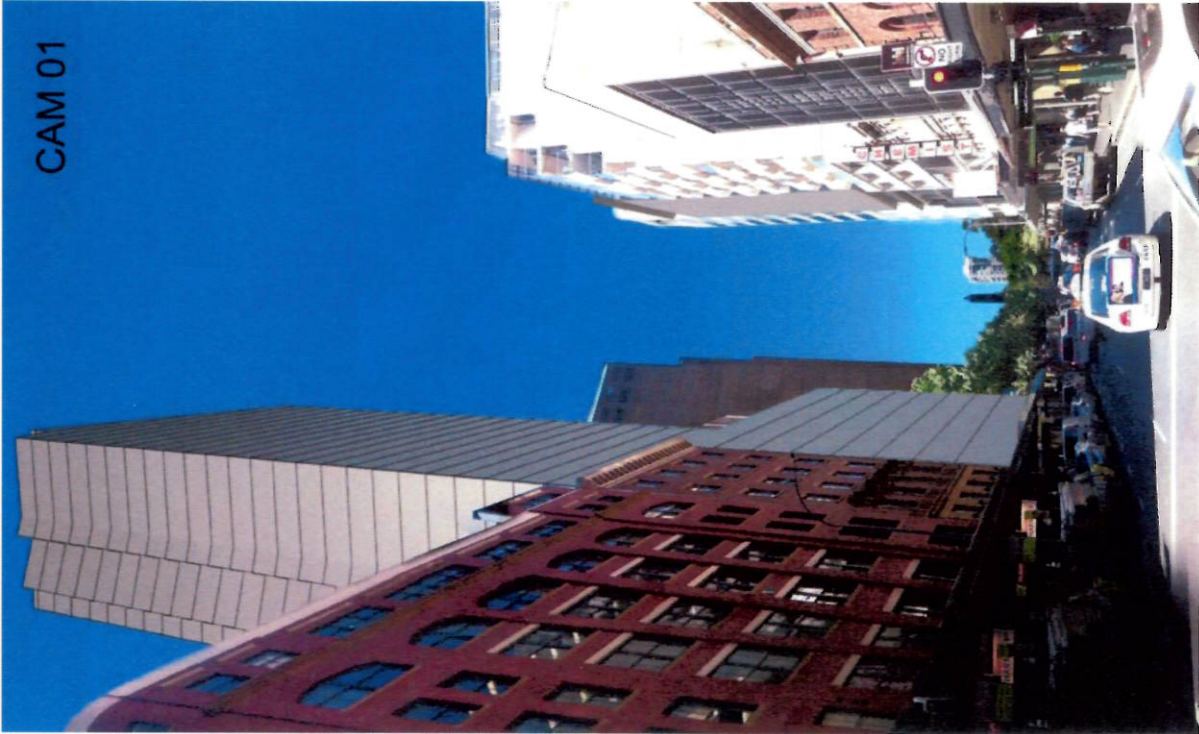
ATTACHMENT A

ATTACHMENT A

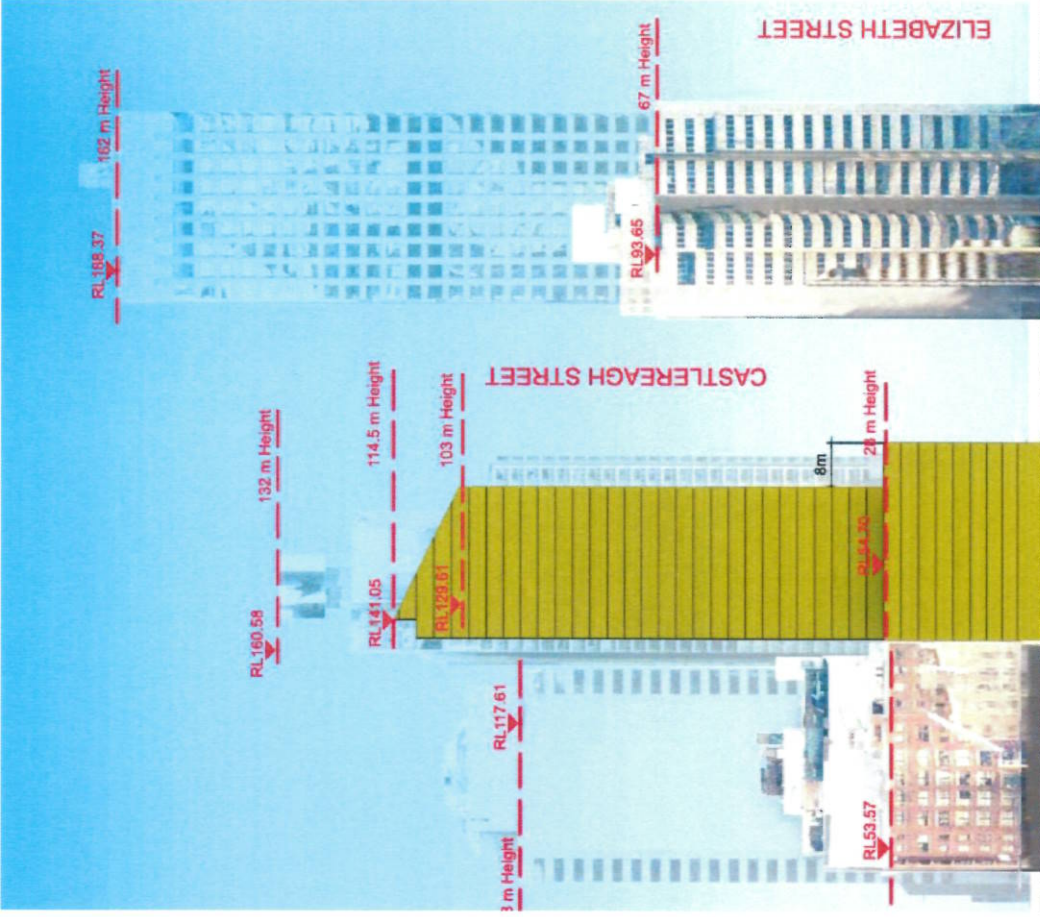
SELECTED DRAWINGS

**110-118 BATHURST STREET AND
203 CASTLEREAGH STREET, SYDNEY**

4.3 MASSING STUDY - PROPOSED ENVELOPE



CAM 01



Proposed Envelope

PROPOSED ENVELOPE - 3D MODEL - ELEVATION SOUTH - BUILDING STREET WALL ALONG BATHURST STREET

PROJECT
116 Bathurst Street

CLIENT
Mars Property Group

ADDRESS
Cnr Bathurst Street
Castlereagh Street

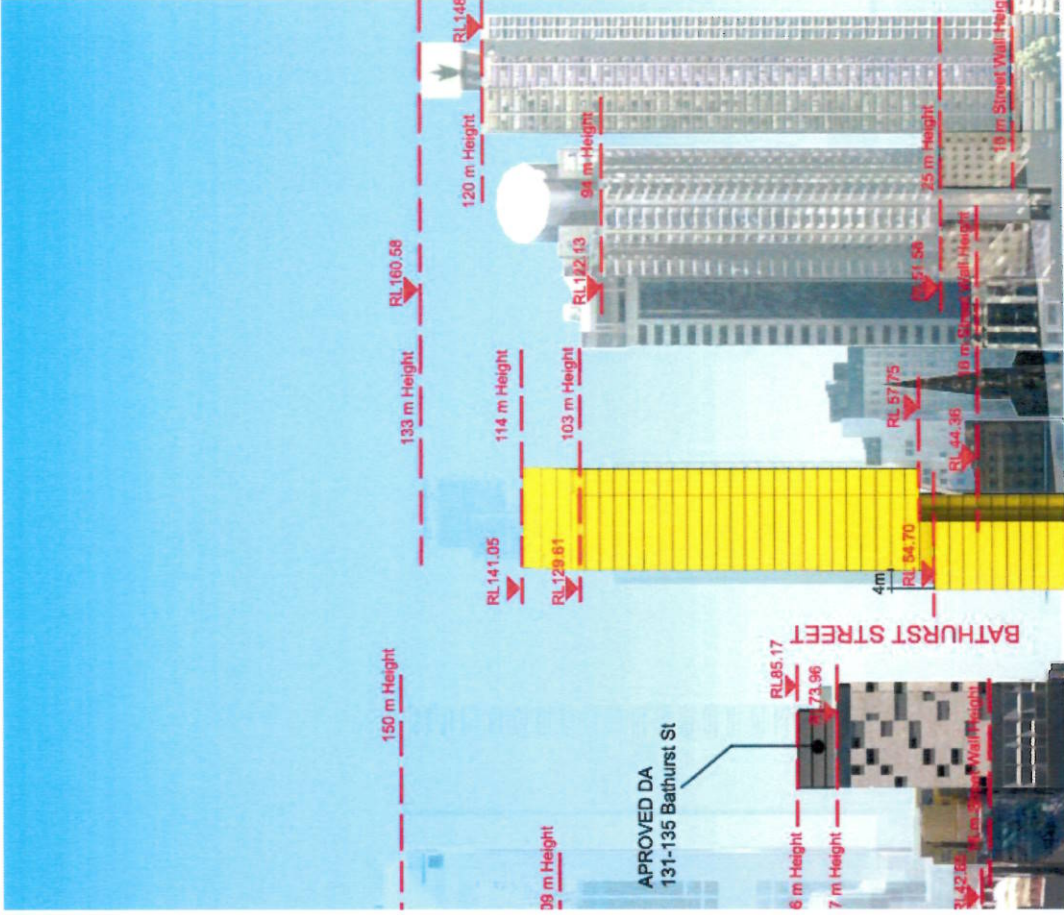
TITLE
Conceptual Design

SCALE
1:250

DATE
January
2013

tony owen potts
ARCHITECTS
INTERIORS
PLANNERS

4.3.1 URBAN SETBACK STUDY



No211	No209	No203	No201	No199	No195-197	No187
City Fire	Approved DA Residential	Subject Site	Catholic Church	Scenology The Catholic Church	Catholic Church	Park Regis Apartments

Proposed Envelope
 PROJECT 116 Bathurst Street
 CLIENT Mars Property Group
 ADDRESS Cnr Bathurst Street
 Castlereagh Street
 TITLE Conceptual Design
 SCALE 1:250
 DATE January 2013

PROPOSED ENVELOPE - 3D MODEL - ELEVATION EAST - BUILDING STREET WALL ALONG CASTLEREAGH STREET



4.3.1 URBAN SETBACK STUDY



Proposed Envelope

PROJECT
116 Bathurst Street

CLIENT
Mars Property Group

ADDRESS
Cnr Bathurst Street
Castlereagh Street

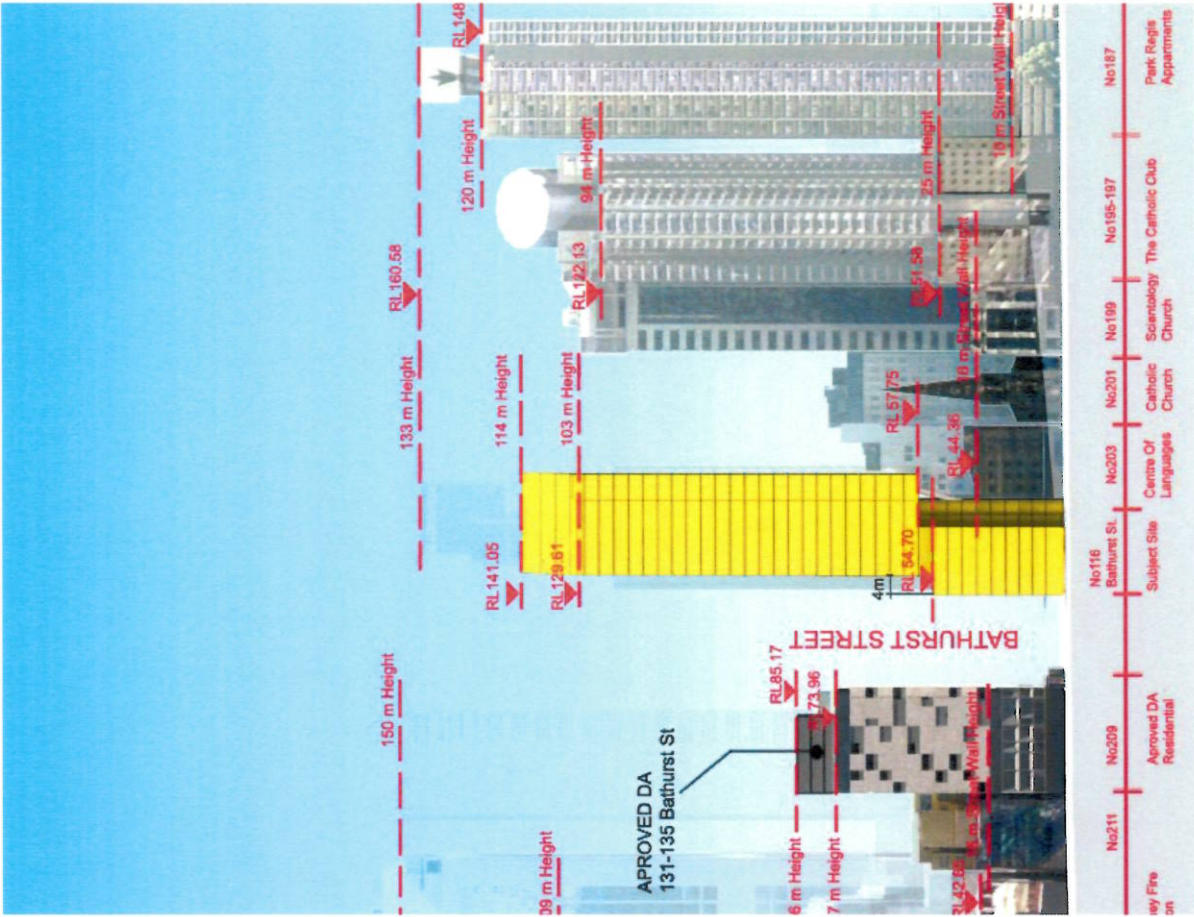
TITLE
Conceptual Design

SCALE
1:250

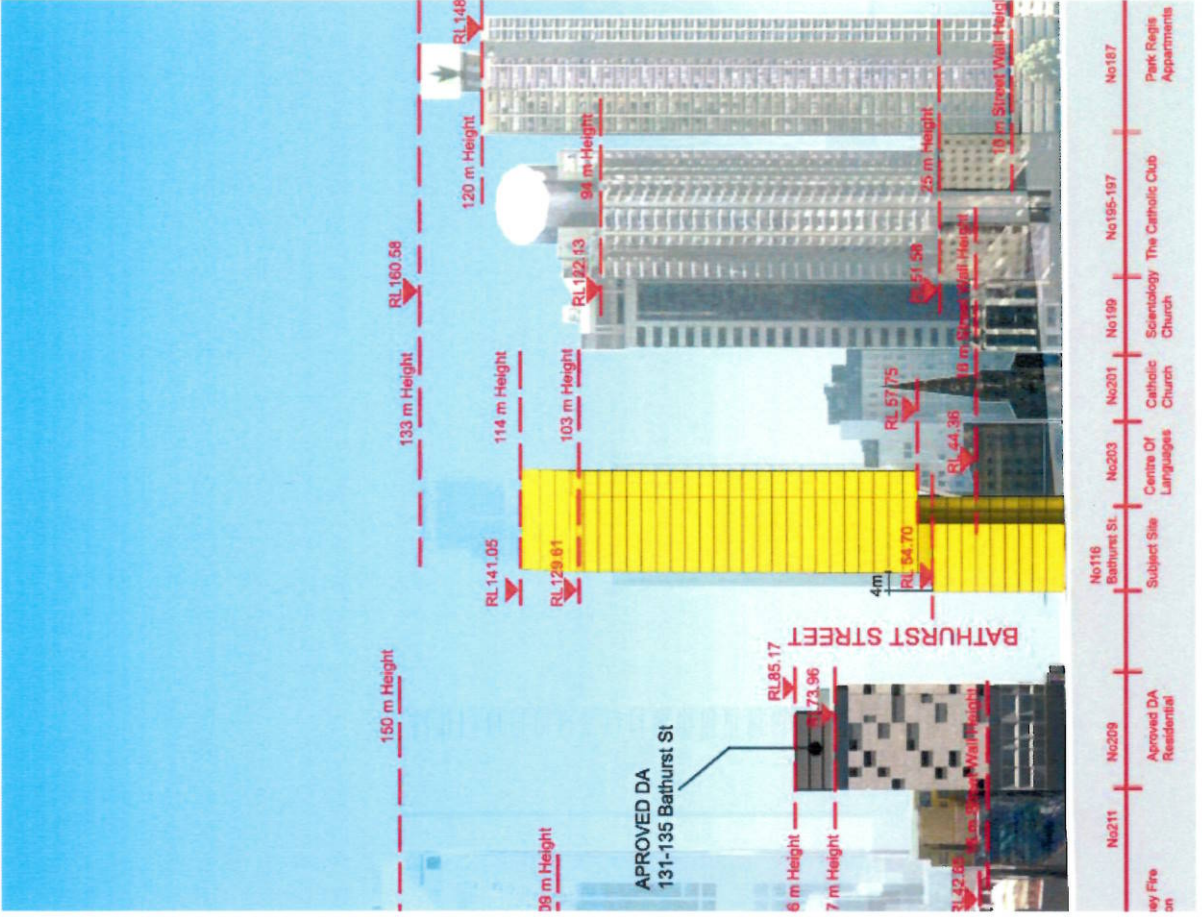
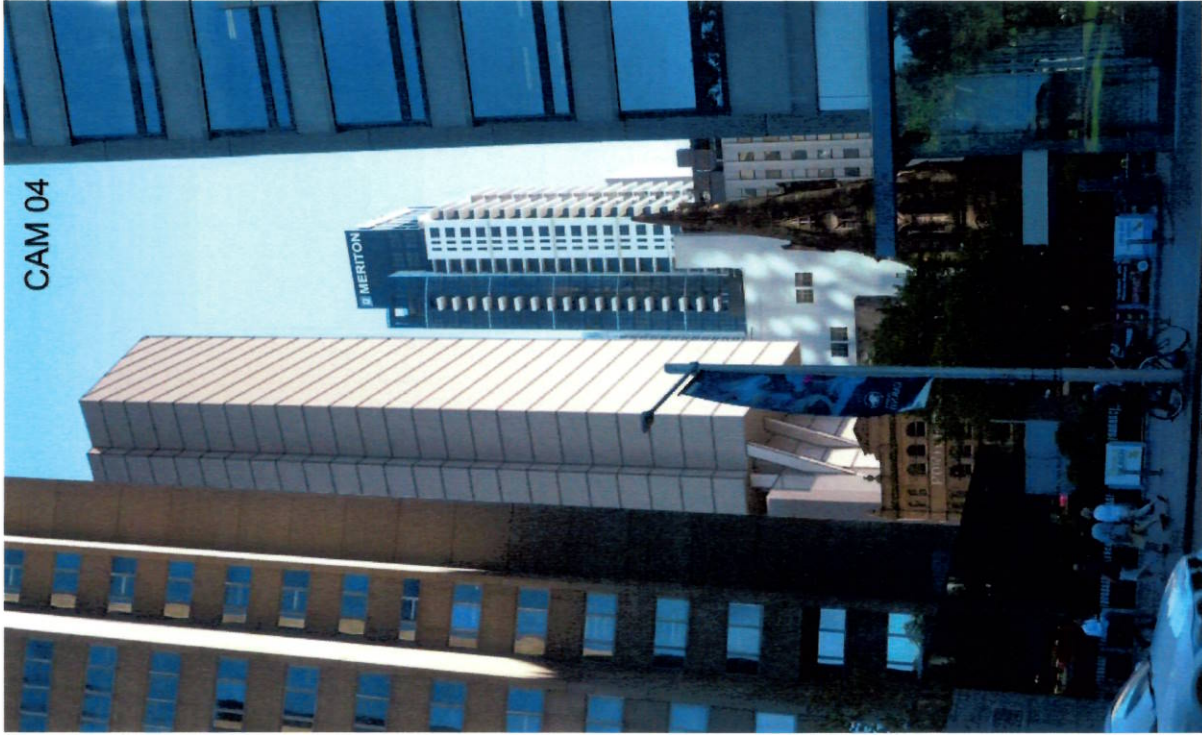
DATE
January
2013

bonny owen pnters
ARCHITECTS
INTERIORS
PLANNERS

PROPOSED ENVELOPE - 3D MODEL - ELEVATION EAST - BUILDING STREET WALL ALONG CASTLEREAGH STREET



4.3 MASSING STUDY - PROPOSED ENVELOPE



Proposed Envelope

PROPOSED ENVELOPE - 3D MODEL - ELEVATION EAST - BUILDING STREET WALL ALONG CASTLEREAGH STREET

PROJECT
116 Bathurst Street

CLIENT
Mars Property Group

ADDRESS
Cnr Bathurst Street
Castlereagh Street

TITLE
Conceptual Design

SCALE
1:250

DATE
January 2013



4.3 MASSING STUDY - PROPOSED ENVELOPE

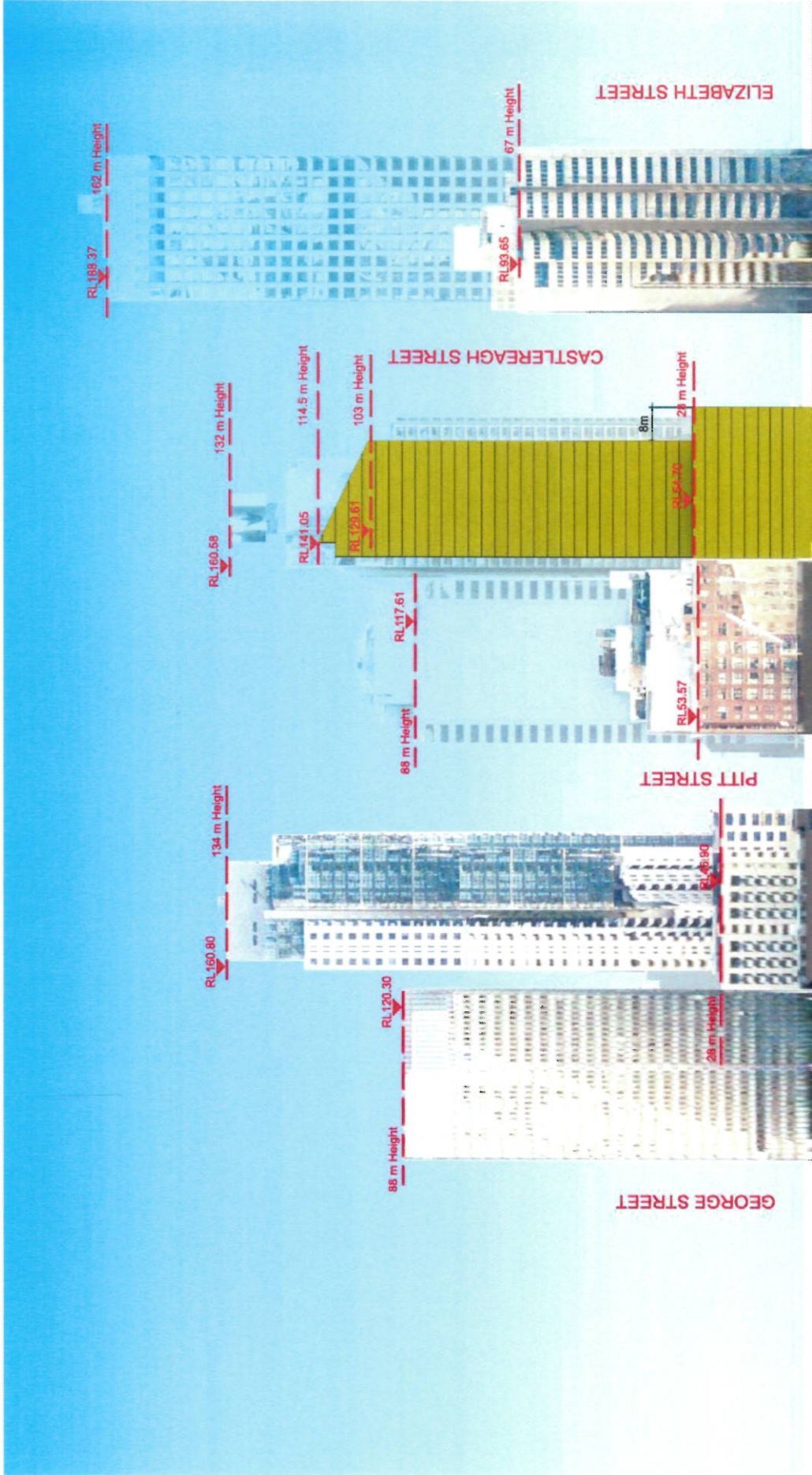


PROPOSED ENVELOPE - 3D MODEL - ELEVATION EAST - BUILDING STREET WALL ALONG CASTLEREAGH STREET

PROJECT: 116 Bathurst Street | CLIENT: Mars Property Group | ADDRESS: Cnr Bathurst Street, Castlereagh Street | TITLE: Conceptual Design | DATE: January 2013

TONY OWEN PARTNERS ARCHITECTS IN LEADERS PLANNERS

4.3 MASSING STUDY - PROPOSED ENVELOPE

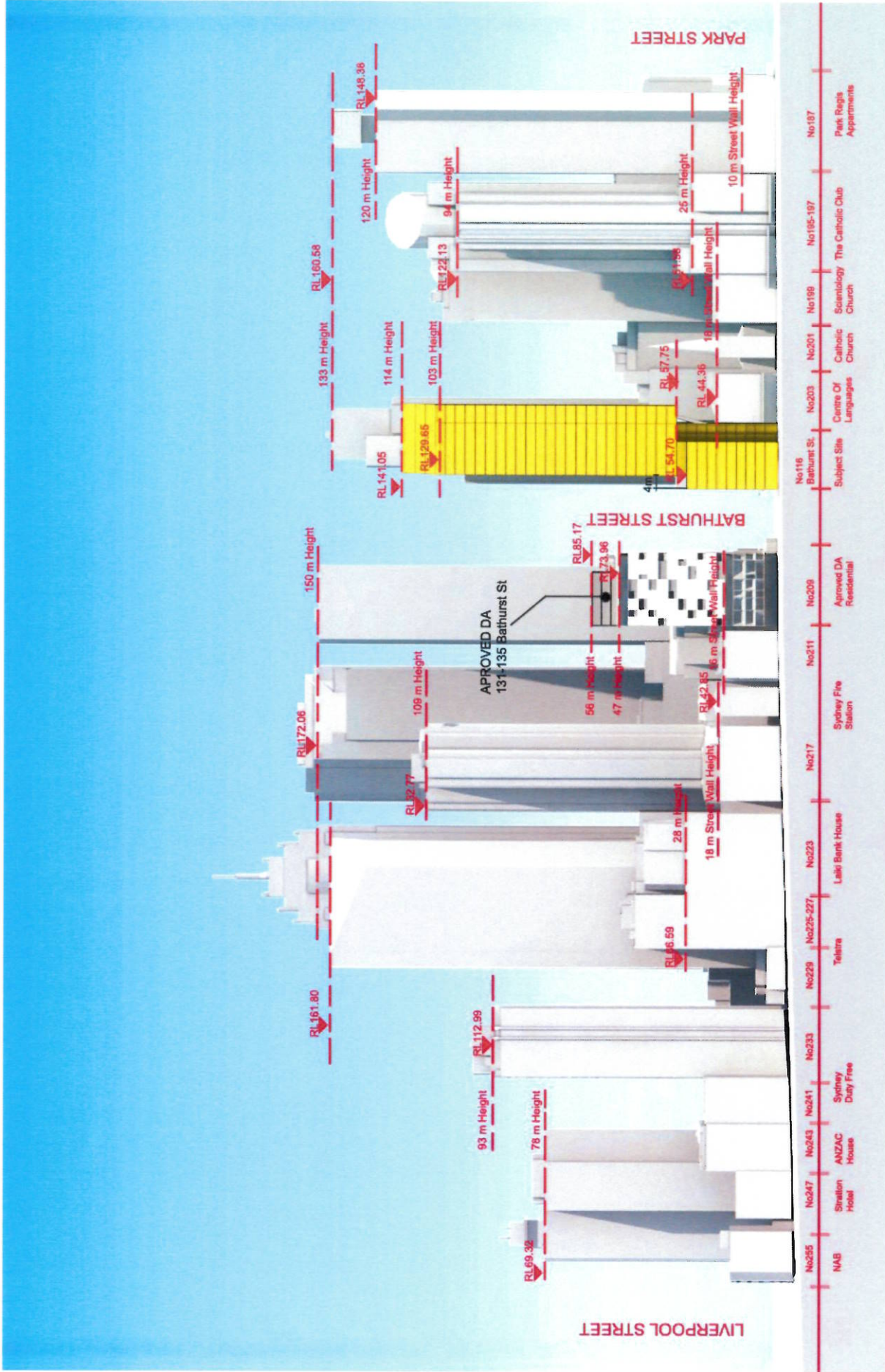


PROPOSED ENVELOPE - 3D MODEL - ELEVATION SOUTH - BUILDING STREET WALL ALONG BATHURST STREET

PROJECT: 116 Bathurst Street | CLIENT: Mars Property Group | ADDRESS: Cnr Bathurst Street, Castlereagh Street | TITLE: Conceptual Design | DATE: January 2013

tony owen partners ARCHITECTS INTERIORS PLANNERS

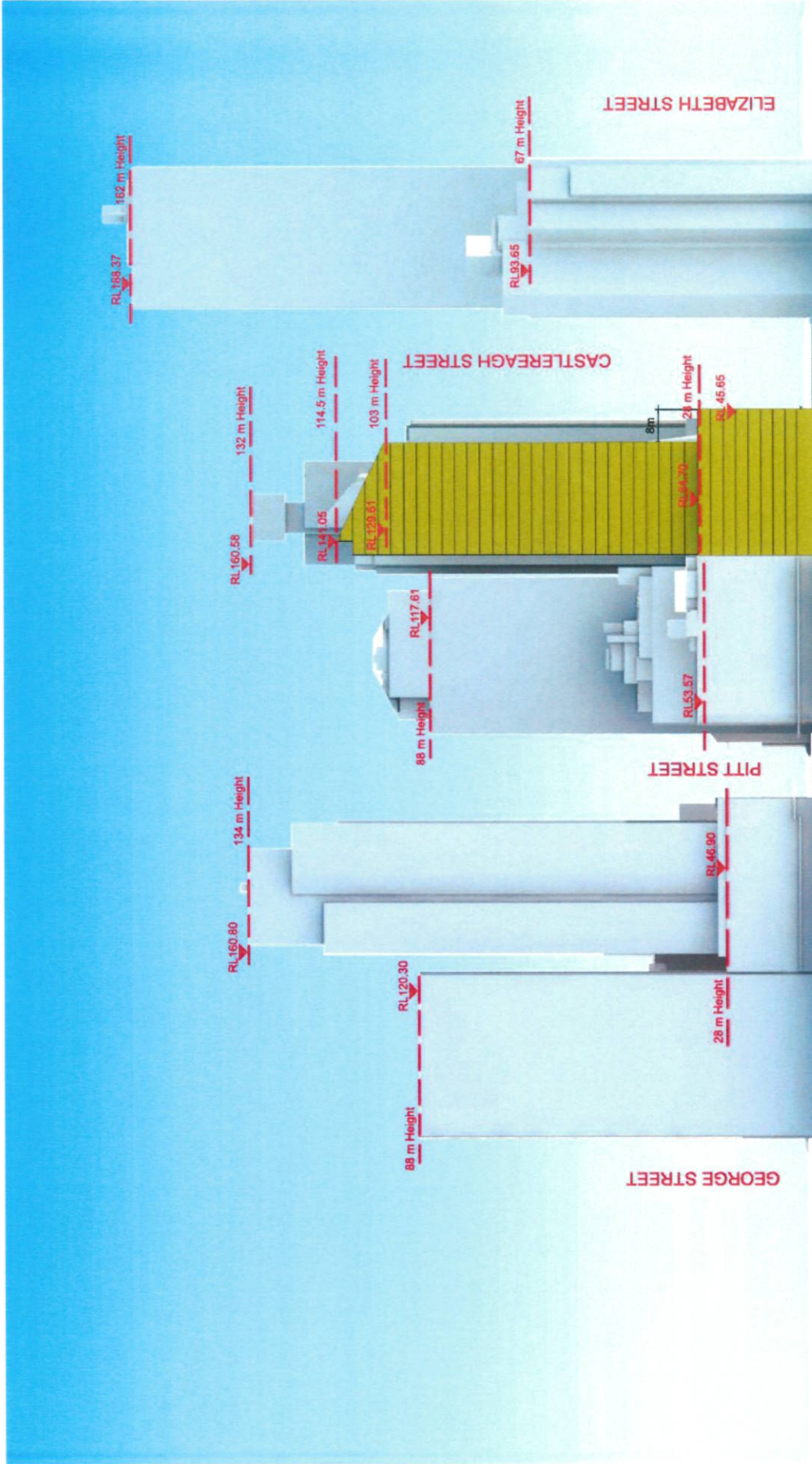
4.3 MASSING STUDY - PROPOSED ENVELOPE



PROPOSED ENVELOPE - 3D MODEL - ELEVATION EAST - BUILDING STREET WALL ALONG CASTLEREAGH STREET

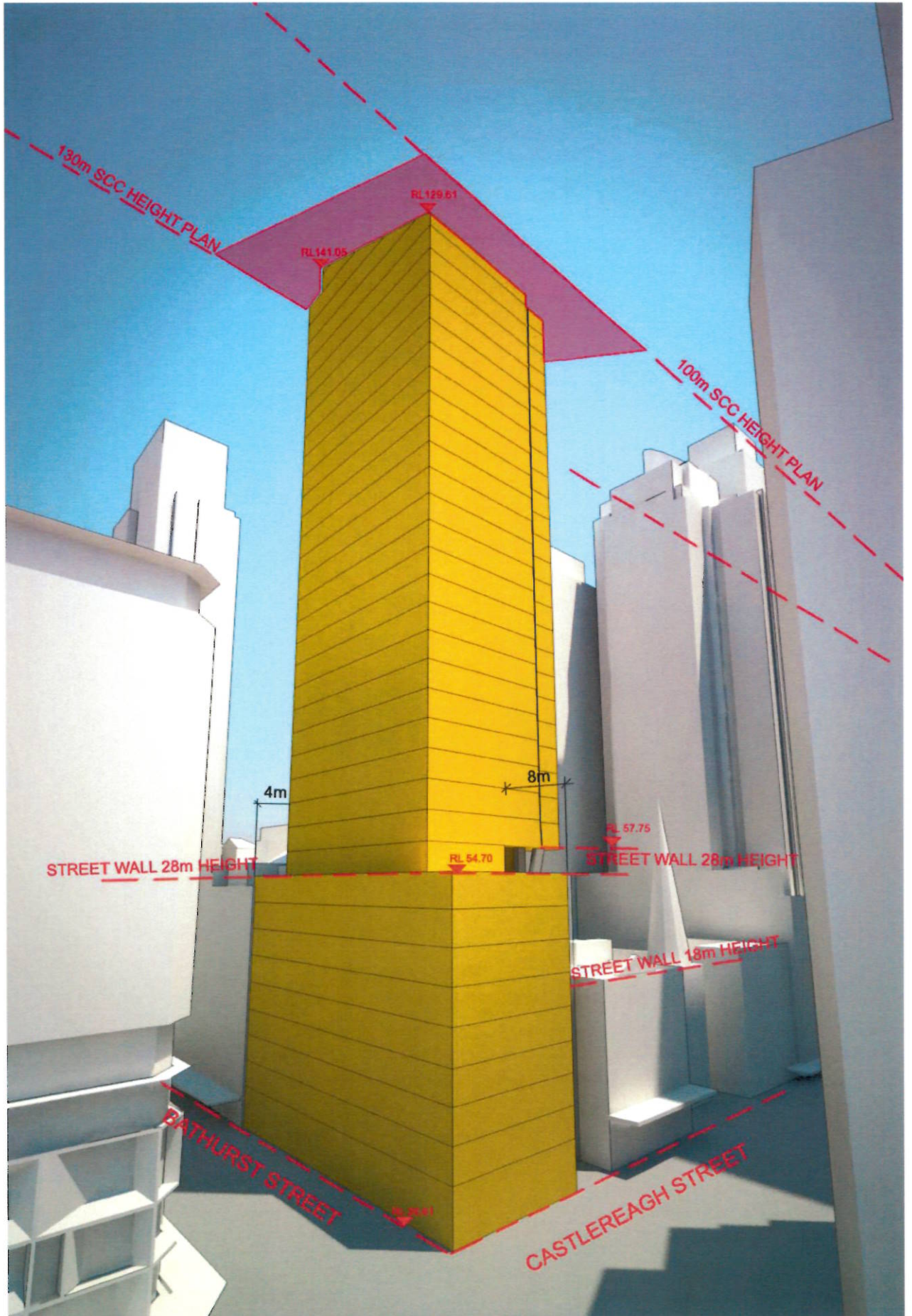
PROJECT 116 Bathurst Street
CLIENT Mars Property Group
ADDRESS Cnr Bathurst Street, Castlereagh Street
TITLE Conceptual Design
DRAWN January 2013
ARCHITECTS BONYOWEN PARTNERS ARCHITECTS INTERIORS PLANNERS

4.3 MASSING STUDY - PROPOSED ENVELOPE



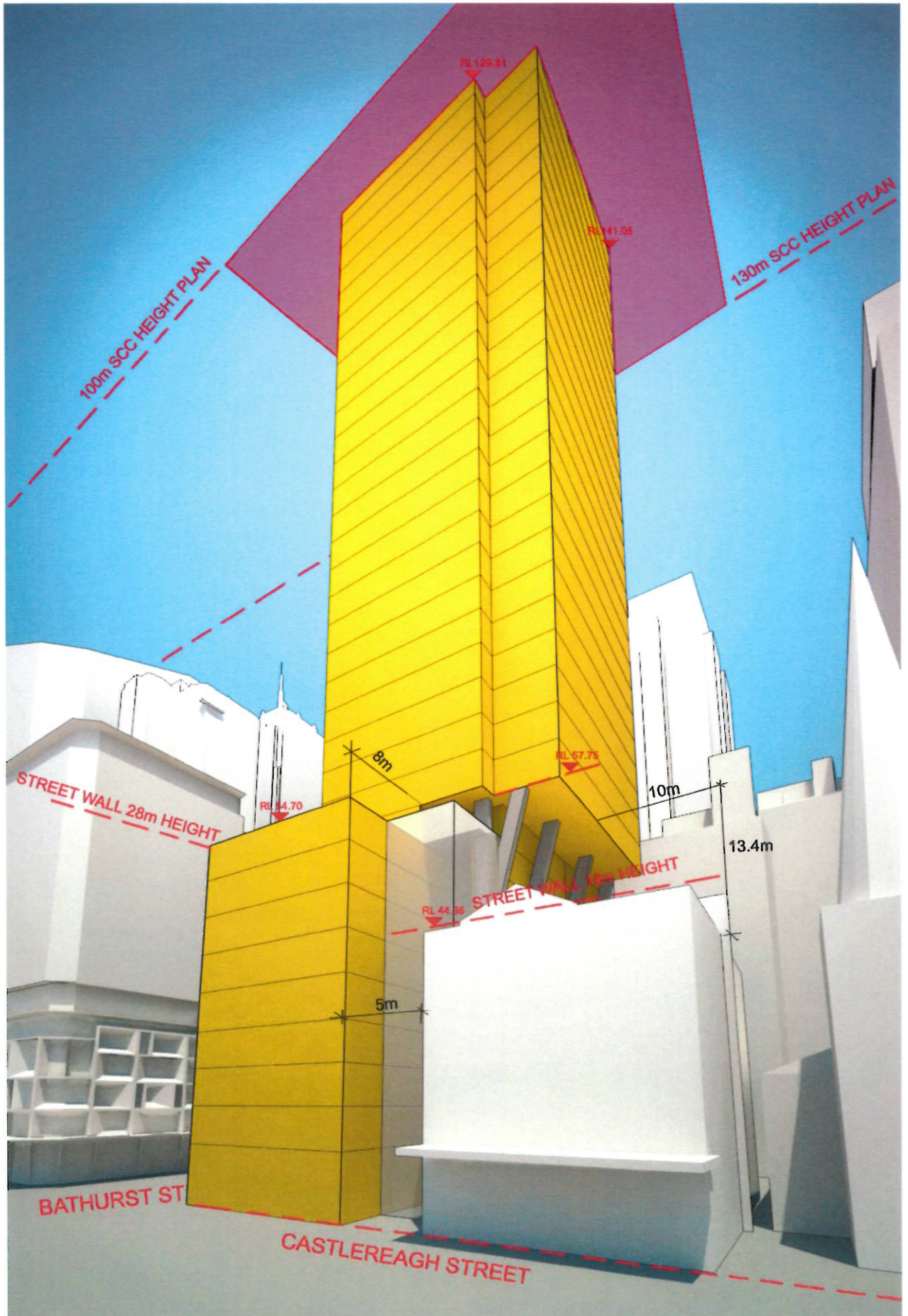
PROPOSED ENVELOPE - 3D MODEL - ELEVATION SOUTH - BUILDING STREET WALL ALONG BATHURST STREET

ATTACHMENT A



PROPOSED ENVELOPE - 3D MODEL - CORNER OF BATHURST AND CASTLEREAGH STREET

ATTACHMENT A



PROPOSED ENVELOPE - 3D MODEL - CORNER OF BATHURST AND CASTLEREAGH STREET

PROJECT
116 Bathurst Street

CLIENT
Mars Property Group

ADDRESS
Cnr Bathurst Street
Castlereagh Street

TITLE
Conceptual Design

DATE
January
2013

FORNYOWAN PTMRS
ARCHITECTS
INTERIORS
PLANNERS

ATTACHMENT A

PROJECT
116 Bathurst Street

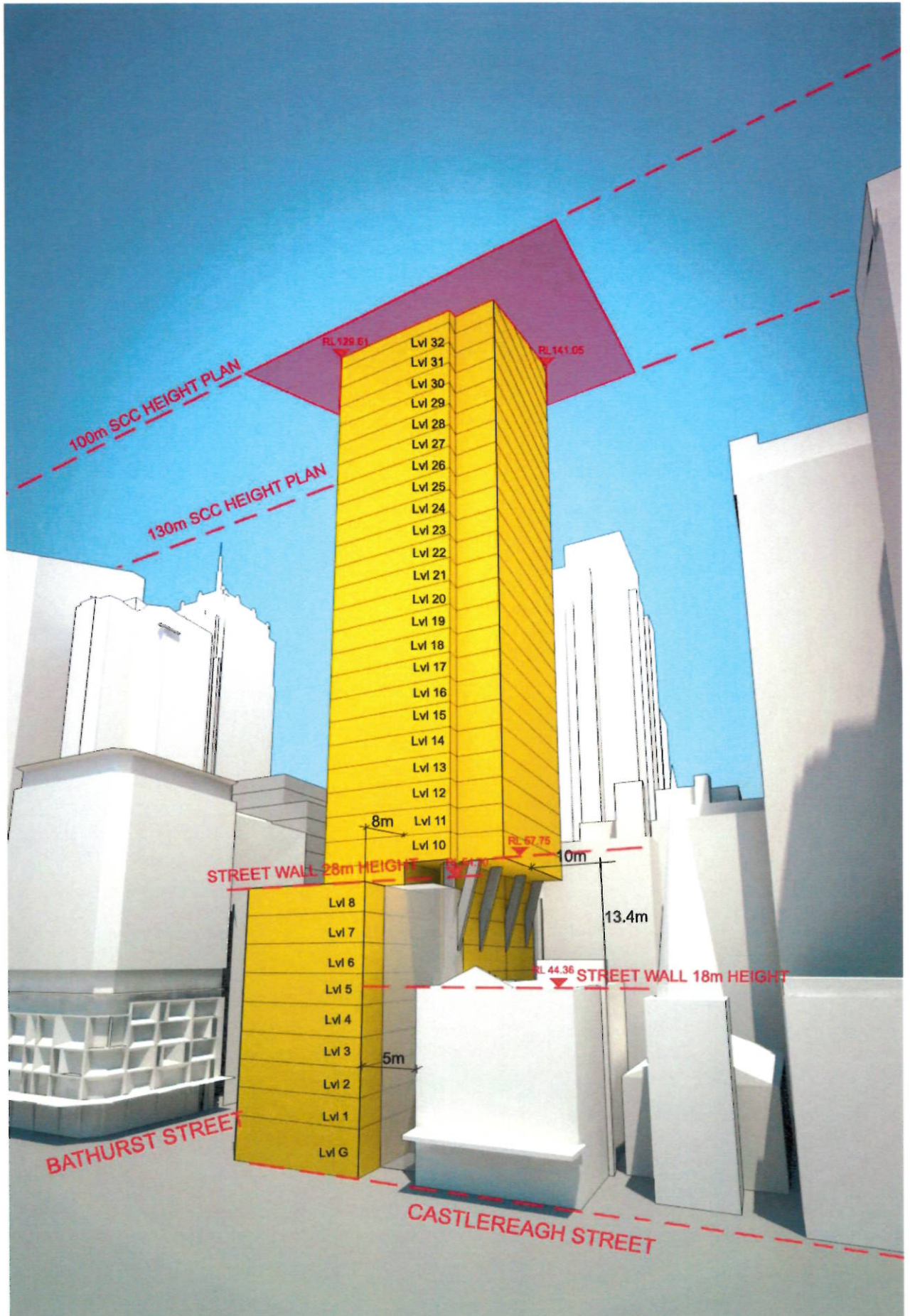
CLIENT
Mars Property Group

ADDRESS
Cnr Bathurst Street
Castlereagh Street

TITLE
Conceptual Design

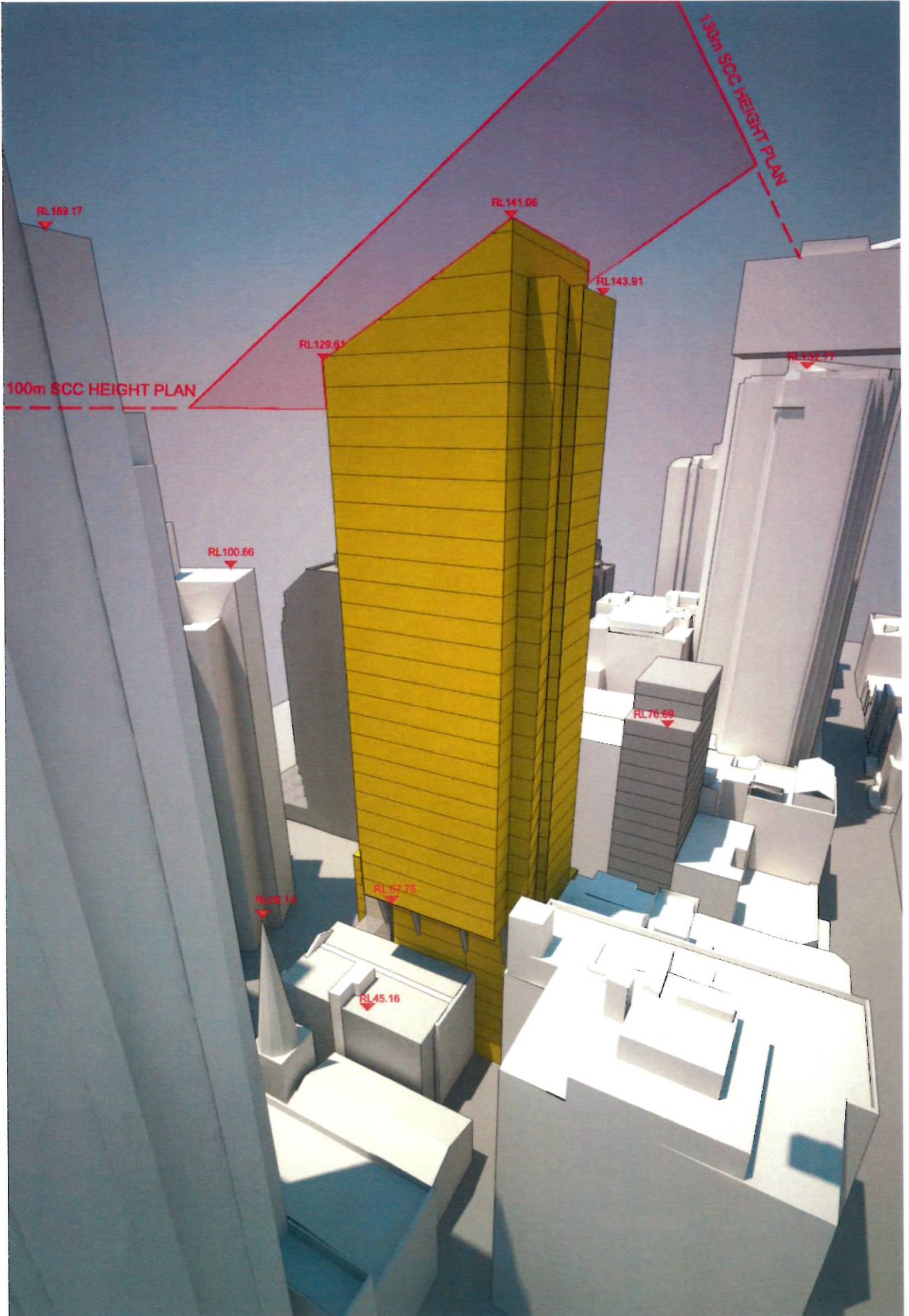
DATE
January
2013

FONYOWAN DENNIS
ARCHITECTS
PLANNERS



PROPOSED ENVELOPE - 3D MODEL - CORNER OF BATHURST AND CASTLEREAGH STREET

ATTACHMENT A



PROPOSED ENVELOPE - 3D MODEL - CORNER OF BATHURST AND CASTLEREAGH STREET

PROJECT
116 Bathurst Street

CLIENT
Mars Property Group

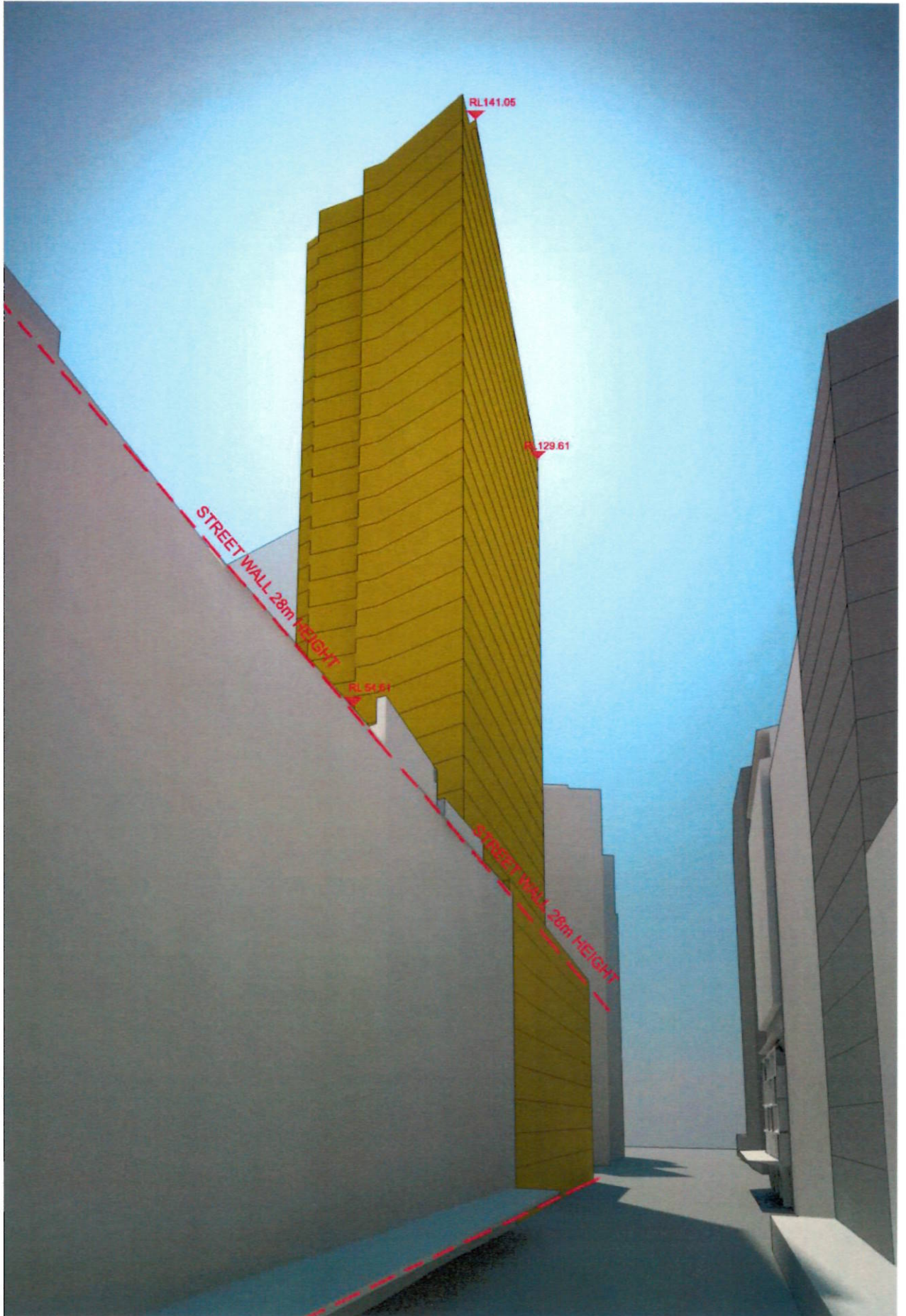
ADDRESS
Cnr Bathurst Street
Castlereagh Street

TITLE
Conceptual Design

DATE
January
2013

TONY OWEN PTMRS ARCHITECTS
PLANNERS

ATTACHMENT A



PROPOSED ENVELOPE - 3D MODEL - CORNER OF BATHURST AND CASTLEREAGH STREET

PROJECT
116 Bathurst Street

CLIENT
Mars Property Group

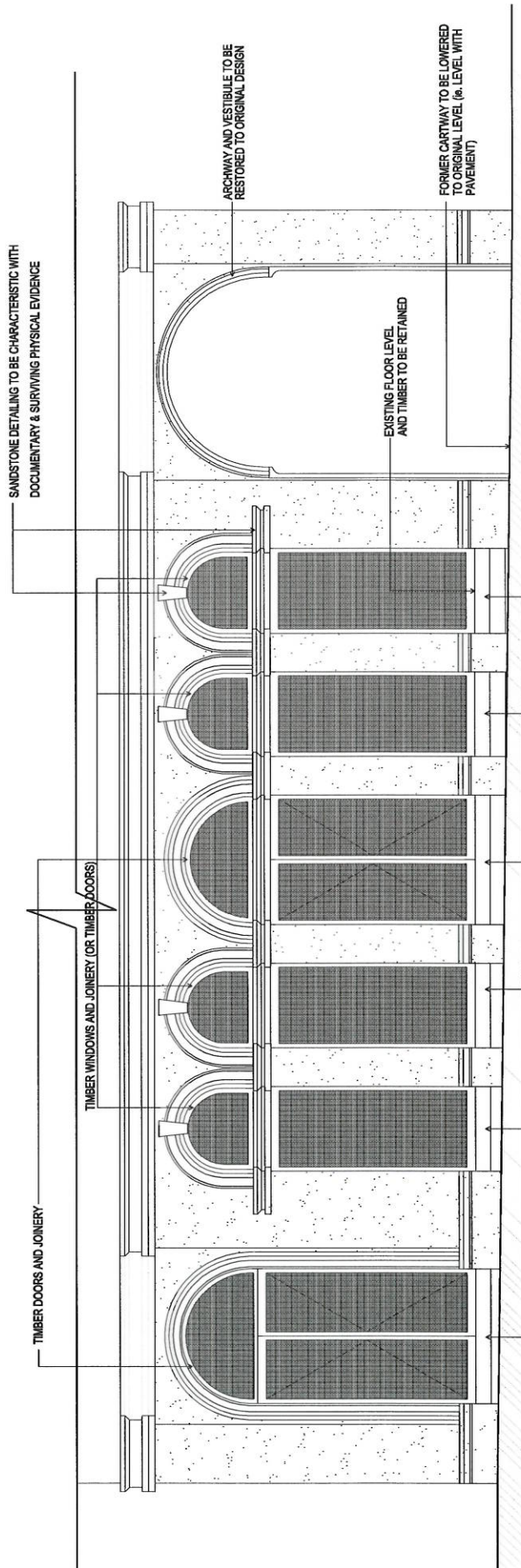
ADDRESS
Cnr Bathurst Street
Castlereagh Street

TITLE
Conceptual Design

DATE
January
2013

CORRY OWEN PTNRS
ARCHITECTS
INTERIORS
PLANNERS

HERITAGE ITEM - EAST FACADE



SANDSTONE STAIRS

General Notes

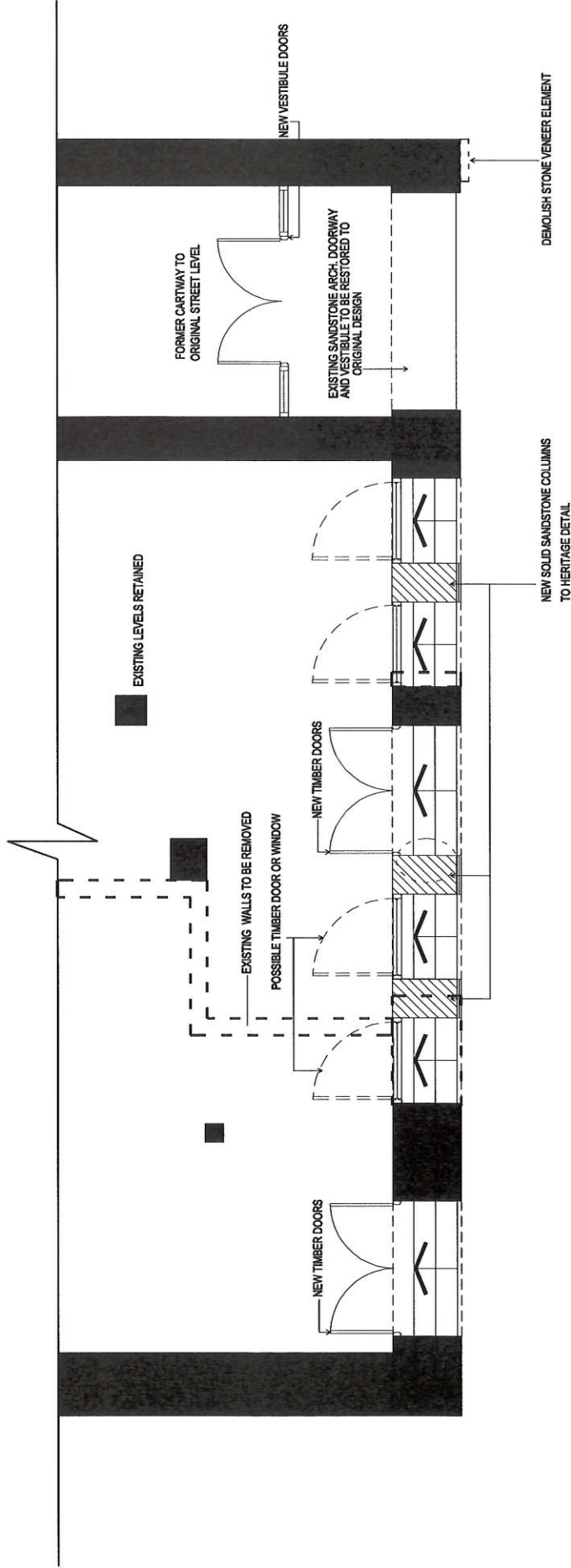
- CONCEPT DESIGN ONLY – further detail design is required and will be subject to further physical investigations. The actual opening configuration heights, widths and detailing is subject to surviving structure (beneath existing cladding) and the functional requirements associated with the proposed ground floor use.
- Aim is for the Castlereagh Street ground floor facade to be reconstructed to reinterpret the original masonry construction and fenestration pattern (pre 1980s alterations).
- All sandstone reconstruction and detailing is to conform to documentary and surviving physical evidence.
- Moulding and sandstone detailing to be designed by architects in collaboration with GML. Will be similar to the existing corresponding mouldings on level 1.
- Reconstruction of the ground floor facade to be undertaken by experienced stonemasons under direction and guidance from GML. Restoration works to the entire Castlereagh Street facade will also be undertaken.
- Original masonry elements and all significant fabric is to be retained and protected during demolition and reconstruction works. Existing awning is to be removed and potentially replaced.
- Solid sandstone block construction is preferable to veneer.
- Timber joinery, doors and/or windows is preferable.



HERITAGE ITEM - PLAN

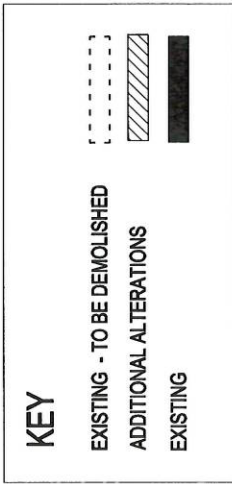
ATTACHMENT A

SCALE 1:50 @ A3

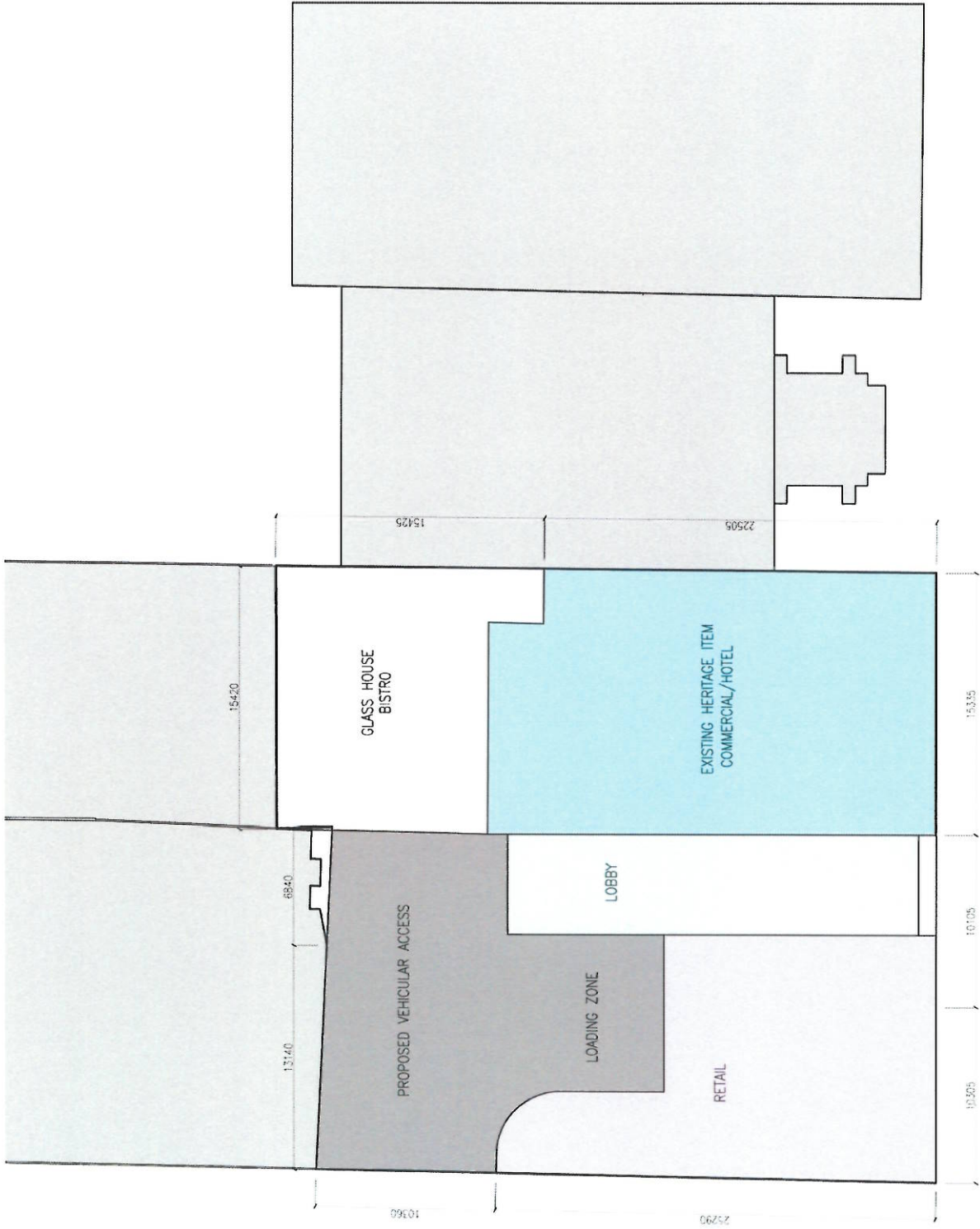


General Notes

- Level of former cartway to be lowered to (original) pavement level in order to facilitate equitable access.
- Existing archway and vestibule to be restored to original character. New timber vestibule door to be constructed.
- Existing stairs to be retained. Additional treads to be designed by architects in collaboration with GML.
- The ramping of the former cartway or use of a two-door lift, may facilitate the provision of equitable access into the ground floor. The resolution to equitable access is to be determined.
- There is potential that archaeological resources be present under the existing floor slab in the cartway. This excavation work will need to be monitored in accordance with the archaeological monitoring process outlined in the Archaeological Assessment report.



ATTACHMENT A



BATHURST ST

CASTLEREAGH ST

ATTACHMENT A

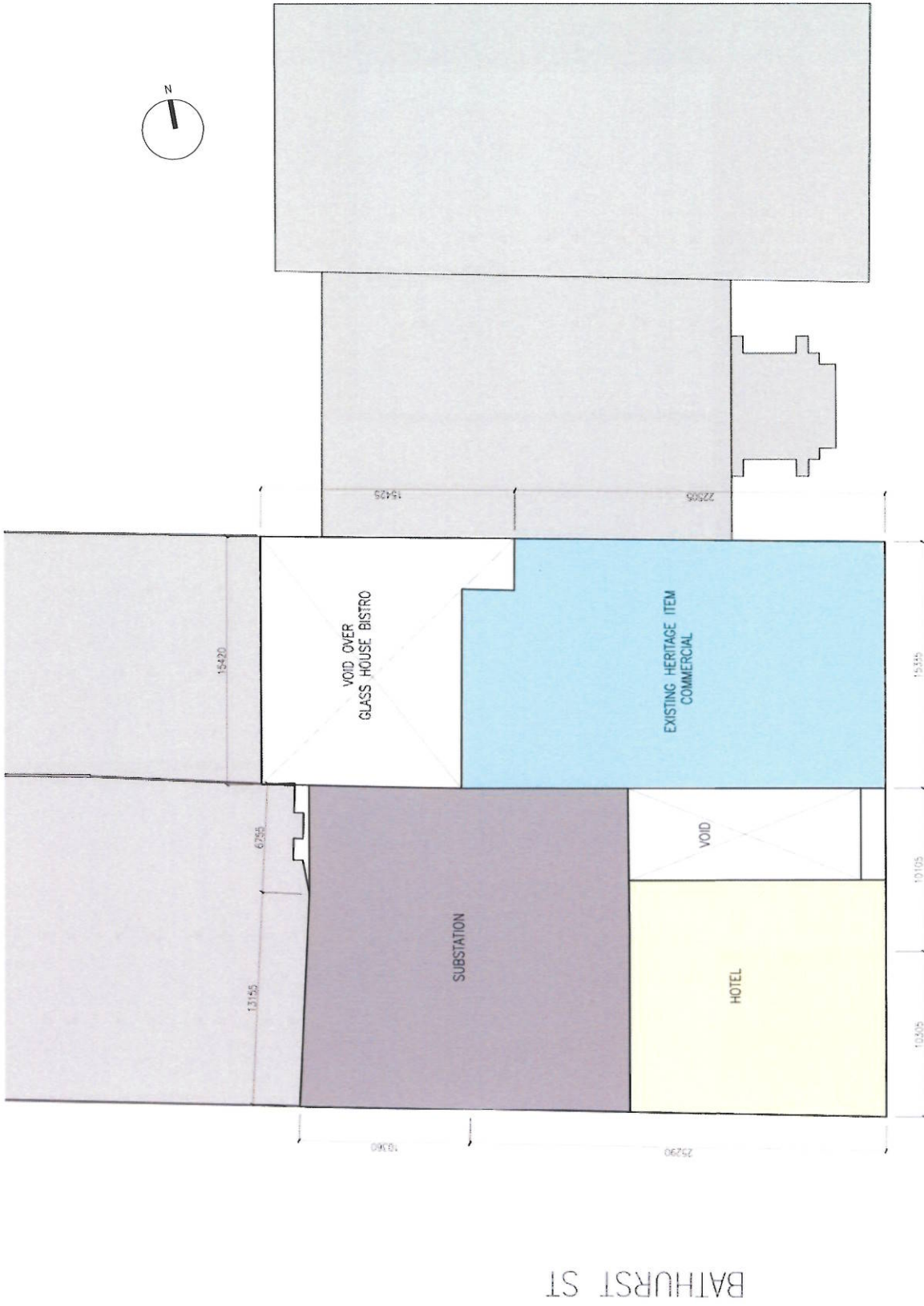


LEVEL 1 ENVELOPE

CASTLEREAGH ST

PROJECT 116 Bathurst Street | CLIENT Mars Property Group | TITLE Floor Envelope | SCALE 1:250 | DATE January 2013 | **tonyowen ptmrs** ARCHITECTS & PLANNERS

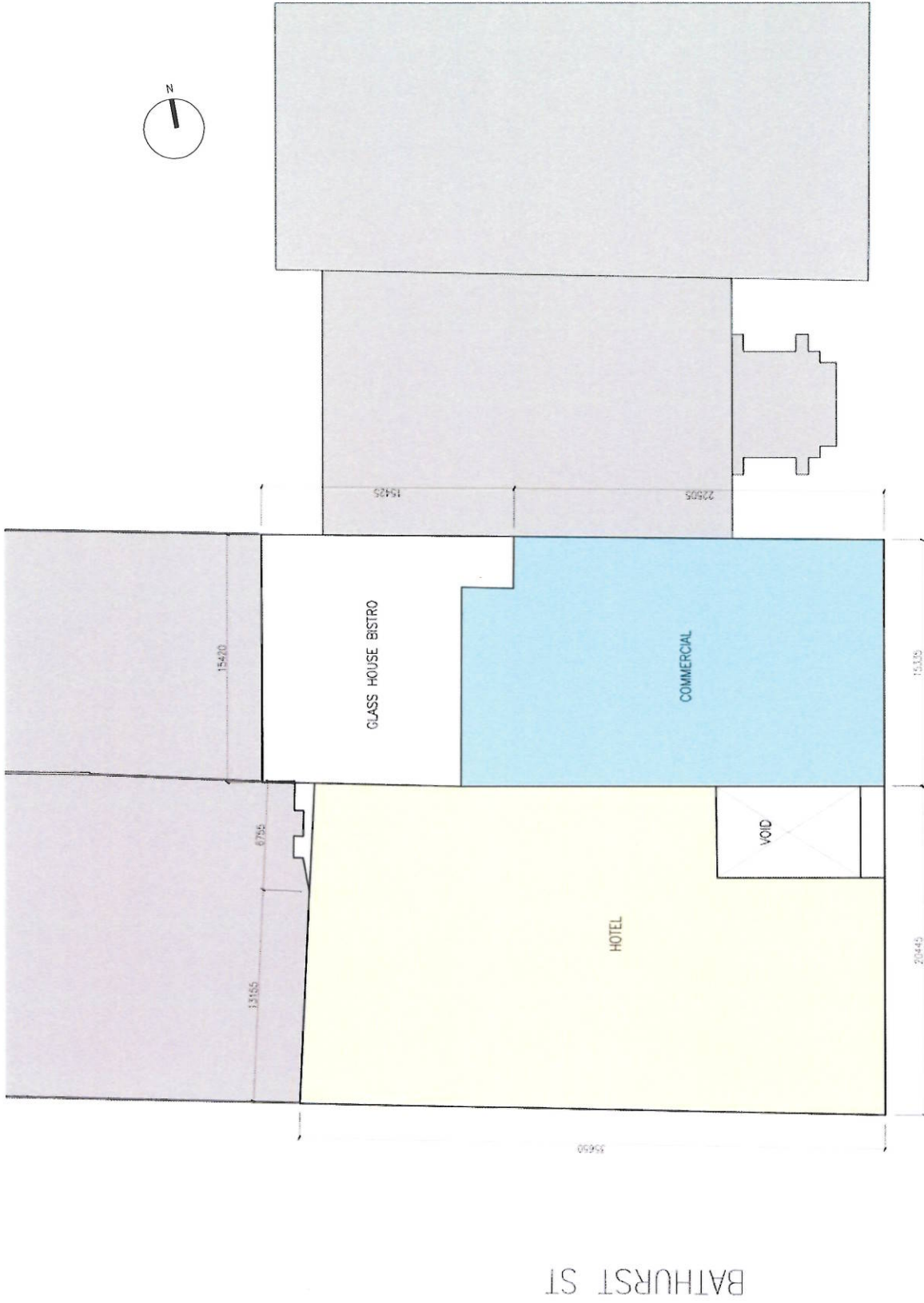
ATTACHMENT A



LEVEL 2 ENVELOPE

CASTLEREAGH ST

ATTACHMENT A



LEVEL 3-8 ENVELOPE

CASTLEREAGH ST

PROJECT
116 Bathurst Street

CLIENT
Mars Property Group

ADDRESS
Cnr Bathurst Street
Castlereagh Street

TITLE
Floor Envelope

SCALE
1:250



DATE
January
2013

tonyowen **ptnr**s
ARCHITECTS
PLANNERS

ATTACHMENT A



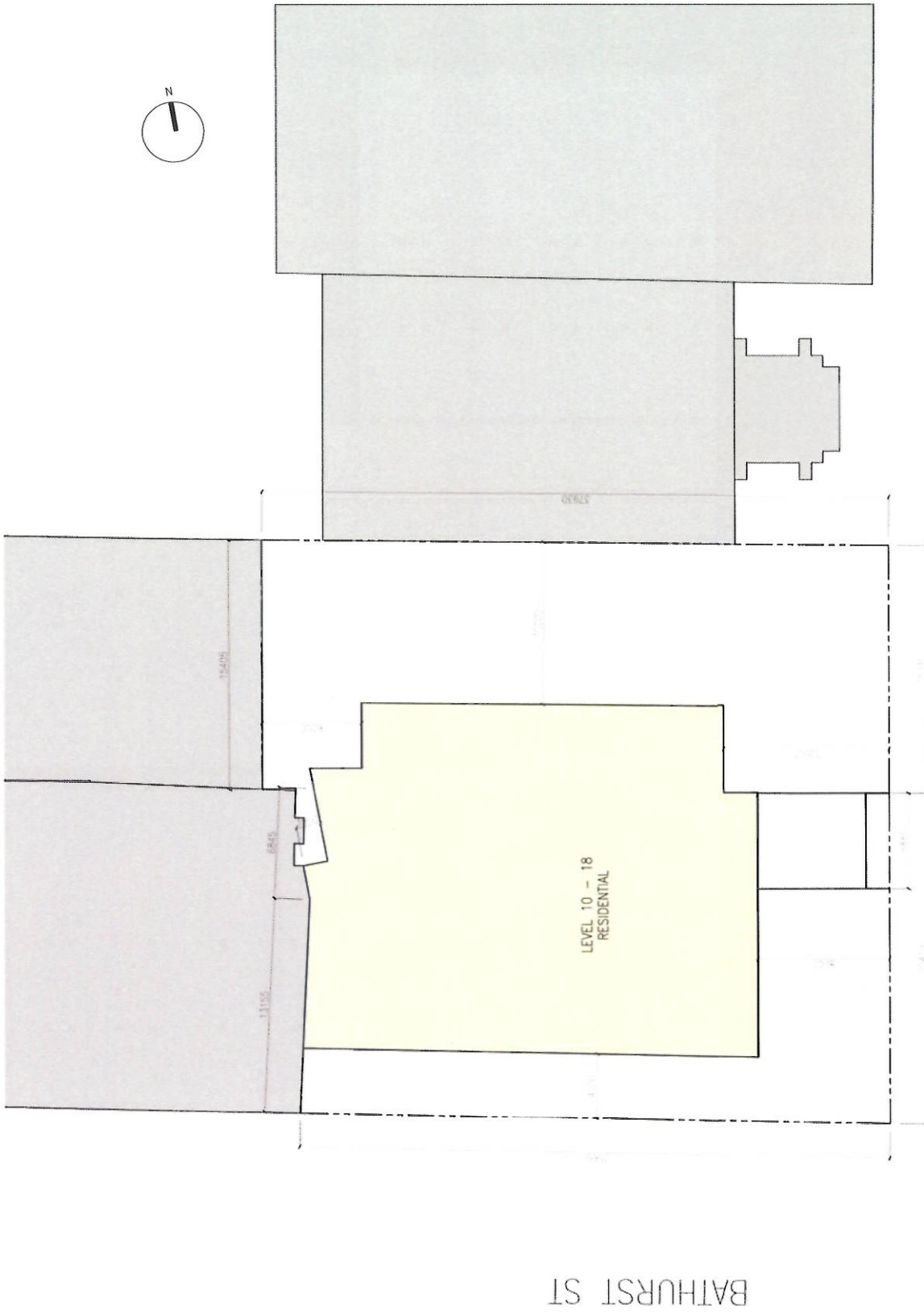
BATHURST ST

LEVEL 9 ENVELOPE

CASTLEREACH ST

PROJECT 116 Bathurst Street | CLIENT Mars Property Group | ADDRESS Cnr Bathurst Street
Castlereach Street | TITLE Floor Envelope | SCALE 1:250 | DATE January 2013 | **tonyowen ptnr's** ARCHITECTS
PLANNERS

ATTACHMENT A

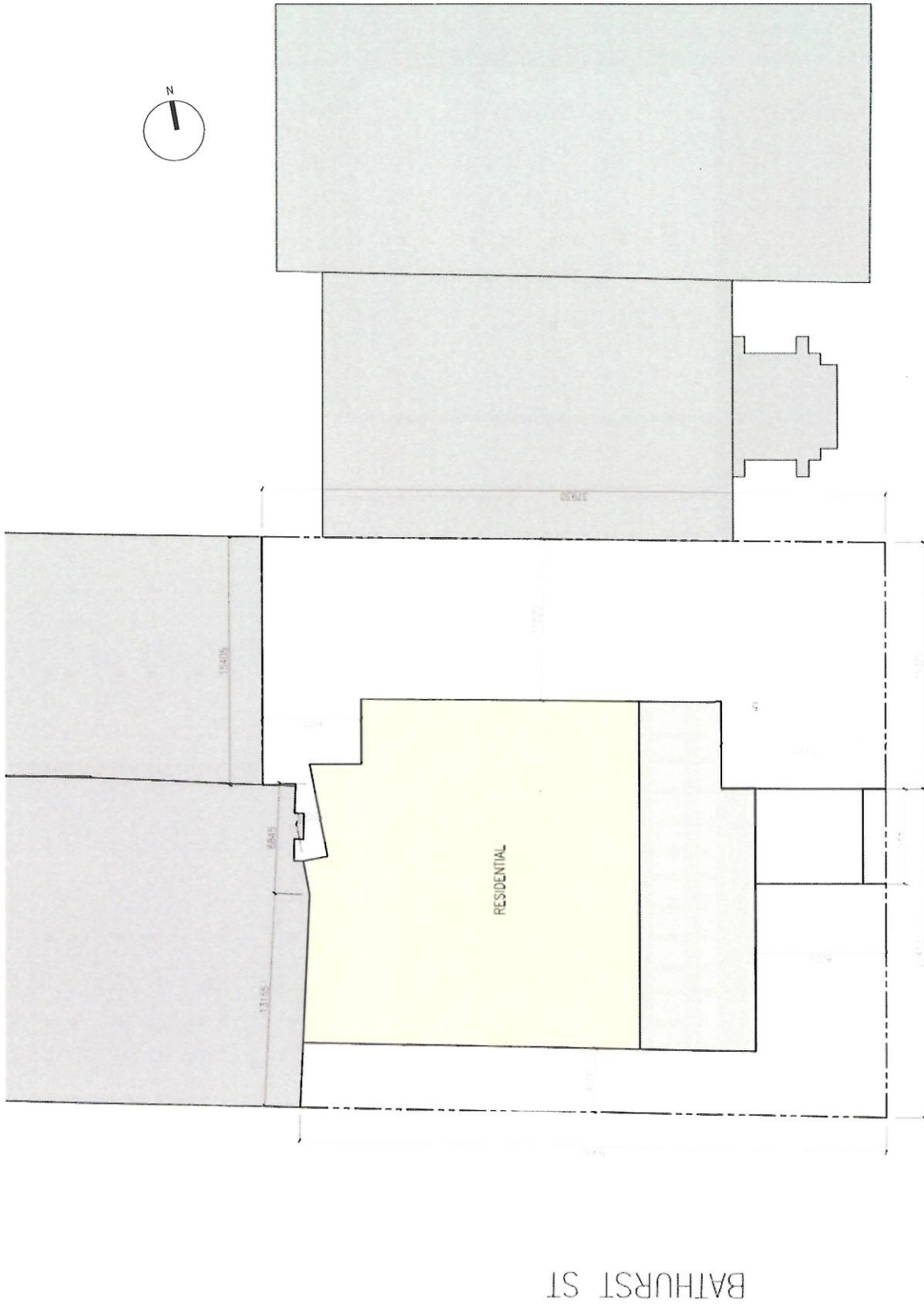


LEVEL 10-33 ENVELOPE CASTLEREAGH ST

BATHURST ST

PROJECT 116 Bathurst Street	CLIENT Mars Property Group	ADDRESS Cnr Bathurst Street Castlereagh Street	TITLE Floor Envelope	SCALE 1:250	DATE January 2013	ARCHITECTS & PLANNERS tony owen ptnrs
---------------------------------------	--------------------------------------	---	--------------------------------	-----------------------	-----------------------------	--

ATTACHMENT A



LEVEL 34 ENVELOPE

CASTLEREAGH ST

ATTACHMENT A



LEVEL 35 ENVELOPE

CASTLEREAGH ST

BATHURST ST

PROJECT
116 Bathurst Street

CLIENT
Mars Property Group

ADDRESS
Cnr Bathurst Street
Castlereagh Street

TITLE
Floor Envelope

SCALE
1:250

DATE
January
2013

tonyowen **ptnr**s
ARCHITECTS
INTERIORS
PLANNERS

ATTACHMENT A



BATHURST ST

CASTLEREAGH ST

LEVEL 36 ENVELOPE